

## HISTORIC PRESERVATION COMMISSION August 13, 2015

Hatton Hall  
34 East 7<sup>th</sup> Street, Tempe, AZ 85281  
6:00 PM

### Call to Order

### Roll Call

1. Call to Audience: Persons wishing to address the Commission on any matter may do so at the discretion of the Chair. However, Arizona Open Meeting Law limits Commission discussion to matters listed on the posted agenda. Other topics may be placed on a future agenda for discussion.
2. **CONSIDERATION OF MEETING MINUTES: 06/11/15**
3. Presentation and discussion of topic-specific "Character Snapshots" for the Apache and Alameda Character Areas – Hansen
4. Presentation on Pedro Escalante House designation and subsequent demolition – Southard
5. Project updates on Eisendrath House, Hayden House, Hayden Flour Mill, and The Grove – Southard and Vinson
6. HPO Intern Program Updates
  - Introduction of Cerelia Torres and Daniel Vinson – Southard
  - Billy Kiser Work Update – Kiser
7. Chair / Staff Updates

### Current Events / Announcements / Future Agenda Items

- Member Announcements
- Staff Announcements

### Adjourn

For further information on the above agenda items, contact Community Development, Planning Division (480) 350-8331. Agenda items may not be heard in the order listed. The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public meetings for sight and/or hearing-impaired persons. Please call 350-8331 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.

08/12/2015 1:25 PM

## Agenda Item 2

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## MINUTES OF THE HISTORIC PRESERVATION COMMISSION June 11, 2015

Hatton Hall at the Governor Benjamin B. Moeur House Campus  
34 E. 7<sup>th</sup> Street, Tempe, AZ 85281  
6:00 PM

Commission Present:

Anne Bilsbarrow  
Chuck Buss  
Andrea Gregory, Chair  
Lauren Proper  
Scott Solliday, Vice Chair  
Korri Turner

City Staff Present:

Brenda Abney, Tempe History Museum  
John Larsen Southard, Historic Preservation Officer  
Mark Vinson, FAIA / AICP, City Architect

Commission Absent:

Ira Bennett  
Charlie Lee  
Brenda Shears

Public Present:

Vic Linoff  
Joe Nucci  
Dr. Patricia Olson

Chair Gregory called the meeting to order at 6:04pm

1. Call to Audience:

- No Reply

2. **CONSIDERATION OF MEETING MINUTES: 05/21/2015**

Commissioner Bilsbarrow moved the Commission to approve the May 21, 2015 minutes as written. The motion was seconded by Commissioner Turner and passed with a vote of 5-0.

3. Update on ASU Historic Preservation Efforts – Dr. Patricia Olson, ASU Historic Preservation Coordinator

Dr. Olson provided the Commission a reference outline in advance of the meeting. Additional comments:

- Grady Gammage Memorial Auditorium: Primary goal is expansion of women's restrooms and improving ADA accessibility to various areas. Some external addition/modification is likely, but will be minimized to the greatest extent possible. No plans or elevations available as yet. An architect has been selected, but cannot yet be revealed as the contract is yet to be finalized. Once a concept has been developed, ASU will host a public meeting to gather input.
- Palo Verde Main: Major construction efforts to take place on-site. Logan Simpson will perform archaeological monitoring and prepare a treatment plan.
- Westward Ho: ASU will be leasing space in the lobby of the historic Phoenix hotel. SHPO approval for all planned work has been received.

4. Update on Salt River Pima-Maricopa Indian Community Cultural Resources Department Project Site Visits

- Southard provided review of sites visited and SRP-MIC comments.

- Gregory: SRP-MIC also expressed concerns regarding impacts of new development on their viewshed of the butte from their community, as well as their hope for increased collaboration with and between ASU and City on items of mutual interest.

5. Discuss and Consider Formatting of Tempe Historic Property Register Nomination Staff Reports

- Gregory: Allow for potential translation into National Register (NR) nominations
- Southard: Notes that THPR nominations also serve as the basis for planning staff reports to the Development Review Commission (DRC) and City Council.
- Gregory: Enumerate and address pertinent NR criteria.
- Billsbarrow/Gregory: Include a statement of potential NR eligibility.
- Turner: Include photos illustrating all character-defining features.
- Nucci: Include or reference context studies for the property owner's benefit.
- Gregory: Clearly identify the character-defining features in bullet points for benefit of the property owner and others (include examples or references).

6. Discuss and Consider Historic District Design Guidelines Process

- Southard: Roosevelt and Borden Homes HD's have design guidelines in-place, others don't. Design guidelines can be funded by City neighborhood grants. The most recent City neighborhood grant application deadline just passed.
- Nucci: Roosevelt was done with a grant, which made it feasible to hire Ryden Architects to draft the guidelines; Borden Homes was done in-house, with lots of involvement within the district (Chuck Buss and others).
- Gregory: The Borden Homes guidelines are actually better and more understandable (less "architectonic"), due to heavy staff and neighborhood involvement.
- Linoff: Mesa's first district to adopt guidelines was West Second. These were drafted by Don Ryden. It created a template for others that followed.
- Solliday: Date Palm Manor could be difficult due to the variety of styles.
- Buss: For the Tomlinson Estates process, keep meetings light and use Borden Homes as a template - it will really just be an evolution from Borden Homes. A core group of homeowners will likely emerge and participate throughout.

7. Discuss and Consider Historic Preservation Commission Retreat

- Southard: The HPC has not had a retreat for some time and, since there are no current public hearing items on the horizon, this summer – probably July - might be a good time for one. The O'Connor House would be a nice venue, or the SRP Meeting Building at the Eisendrath House as a fallback.

- Consensus to meet Saturday July 11<sup>th</sup>, 8 AM – 12 Noon at O'Connor or Eisendrath; staff to check availability and confirm with Commission.

8. Intern Projects Update – Billy Kiser

- Southard: Billy Kiser is currently researching in New Mexico. Upon his return, he will enter designated properties, archaeologically sensitive sites, and historic eligible properties into the new computer software to ensure appropriate actions are taken when a project of any kind is submitted to Community Development for review. This information will also assist with other planning efforts.
- Southard: Recruitment will begin soon for additional interns under the grant program.
- Vinson: Volunteer intern should be starting in July.

9. Chair / Staff Updates

- Southard: Currently preparing annual CLG report for SHPO/NPS.
- Southard: HSRC will consider the Tomlinson Estates and Date Palm Manor NR nominations on 24 July.
- Southard: Interaction with City's Neighborhood Advisory Commission (NAC) and staff.
- Southard: Streetcar update.
- Southard: Property in Maple-Ash for sale at just under \$500,000, nondescript 1950's ranch house; although some improvements have been made to the house, value of multi-family zoned land is the selling point.
- Southard: Site Steward program has been dormant since Amy Douglass retired, but still in existence. Files have been found, however. Gregory: Schedule as future agenda item.
- Southard: Preparing to mail letters of notification to 200 owners of NR-listed properties eligible for reduced tax rates.
- Southard: SHPO pass-through grant reimbursement for recent HP conference attendees has been approved; Eric Vondy of SHPO says reimbursements are "in the works."
- Southard: Cultural sensitivity training is offered by SRPMIC. This will be recommended to other City staff, contractors, developers, etc.
- Southard: Preparing to initiate de-listing of Pedro Escalante House from Tempe Register (demolished accidentally by developer's contractor at El Adobe Apartments, where it was intended to serve as an office or recreation building.

10. Current Events / Announcements / Future Agenda Items

- Vinson/Linoff: Eisendrath Grand Opening/THPF Night to Preserve scheduled for Friday evening 20 November, with an open house Saturday the 21<sup>st</sup> and Sunday the 22<sup>nd</sup>.
- Southard: Planning has begun for the 2016 statewide HP conference, which will be held at the Crown Plaza Hotel at 44th Street & Washington in Phoenix, adjacent to a light rail stop. Natural opportunity for partnering

with Tempe for tours and programs. Eisendrath House / AHS Museum / O'Connor House possible venue for reception.

- University Village Apartments, which are not listed in any register, but are publicized by Modern Phoenix as a 1962 Al Beadle design, are likely facing demolition. The property is apparently still owned by a branch of the family who developed the project originally. Preliminary plans have been submitted to Community Development for increased density under the PAD planning process. A neighborhood meeting was held by the developer. Buss: Attended and indicated his opposition to the project, as did a few other residents to the east of the project site.
- Gregory: Any news on the AZsite subscription? Southard: A grant application has been submitted which, if approved, would cover the cost of the subscription.

Chair Gregory adjourned the meeting at 7:34 p.m.

Prepared by: Mark Vinson, FAIA / AICP, City Architect

Reviewed by: John Larsen Southard, Senior Planner / Historic Preservation Officer

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Andrea Gregory, Chair

## Agenda Item 4

# Staff Report

## to the Historic Preservation Commission (HPC)

By: Eric M. Hansen, Neighborhood Planning + Urban Design

Thru: Mark Vinson, Historic Preservation Officer (HPO)

Meeting Date: 7 September 2000

Agenda Item #:

DSD Project Review #: HPO-2000.51

Re: **Historic Property Designation: The Pedro Escalante House  
(1007 E. Eighth Street, Tempe, AZ 85281)**

### Background/Status

An application (see attached) for the designation of the above-referenced property as a Tempe Historic Property (and listing on the Tempe Historic Property Register) was submitted by Akram Rosheidat, AIA, on behalf of the property owner Gary Gilbar. The application has been reviewed by the Historic Preservation Officer and all requirements for notification, posting and advertisement, as set forth in Chapter 14A “Historic Preservation” of the Tempe City Code, have been met and a public hearing set. The present function of the property is a vacant residential. The property is currently zoned *R-4, Residential*, and is identified as “*Commercial/Retail*” in *General Plan 2020*. Future plans for Old Eighth Street call for a Mexican-American character heritage area that includes the rehabilitated Elias-Rodriguez House (927 E. Eighth Street), an adjacent Mexican-American interpretive center, and a pedestrian/bike path along the abandoned Creamery Railroad line (north side of Eighth Street) extending through the historic Barrio de la Cremeria past the Borden Creamery (1300-1360 E. Eighth Street). This area is also part of the Apache Boulevard Redevelopment Area identified as a Special Planning Area.

### History/Context

The Pedro Escalante House was constructed by 1940 as part of the Sotelo Addition Plat. The Sotelo Addition was one of the first subdivisions of Tempe, platted in 1890 by Manuela Sotelo. The Sotelo family was prominent in early Tempe history. The Sotelo Addition was one of several areas in Tempe that were predominantly Hispanic in character. Many lots had remained vacant from this original subdivision plat, and subsequently built upon during periods of upswings in the economy. The result was a mix of older and newer homes in close proximity to one another, with similar characteristics, construction methods, and building materials. The Pedro Escalante House is associated with the context of early Mexican-American Tempe history and is typical of residential structures seen throughout the American Southwest in the early to mid-1900s.

### Architecture/Landscape

This one-story residence represents an example of a modest Southwest style vernacular house. It reflects the character of the neighborhood primarily of Hispanic occupants in this historic period. The adobe structural walls are clad in stucco, which support a flat



roof with parapets. The double-hung windows are made of wood. There is a small wood-frame entry porch to the north.

The site also contains mature landscape elements including large shade trees in the front yard. These trees include one 24' canopy Mulberry tree (see site plan) which add to the property's ability to convey its historic context and integrity. The irrigation lateral (see site plan), like the house, is representative of the earlier character of the neighborhood.

### **Integrity**

Most of the original fabric remains intact and thus this building provides a positive contribution to the character of this early Tempe neighborhood. The building has maintained structurally sound while retaining its modest original features. There is a major, early addition to the rear of the residence that is not visible from the public realm. The landscape and use of this site is indicative of the Hispanic culture shared by its occupants and neighbors. It appears that the rehabilitation plans call for substantial structural modifications. However, sufficient integrity will remain to warrant designation.

### **Significance**

This property is both architecturally and historically significant. The Pedro Escalante House represents one of a very few remaining examples of a once common type of vernacular residential structures. Due to the few remaining resources in this character area, it is very important to preserve and protect the resources that do remain.

The subject property appears to meet the following criteria for designation, as found in section 14A-4 (a) of the Tempe City Code.

1. It meets the criteria listing on the Arizona or National Register of Historic Places;
- 2a. It is found to be of exceptional significance and expresses a distinctive character, resulting from:
  - A significant portion of it is at least 50 years old
  - It is reflective of the city's cultural, social, political or event significant in local, state or national history.

### **Recommendation(s):**

Historic Preservation staff recommends that the Historic Preservation Commission approve the nomination and recommend to the Planning and Zoning Commission and City Council that the Pedro Escalante property (includes structure, irrigation lateral, and associated parcels) be designated as a Tempe Historic Property, recognizing the proposed rehabilitation.

Note: Per Chapter 14-A of the Tempe City Code, the application, if approved by HPC, will be forwarded to the Planning and Zoning Commission (PZC) for public hearing and action.

references: Tempe Multiple Resource Area Update, (#475)

attachments: application

vicinity map  
site plan  
photographs  
other

Friday, March 22, 2002

Rosie Holland, Project Manager  
US Department of Housing and Urban Development  
Phoenix HUD Office  
2 Arizona Center 400 N 5<sup>th</sup> St #1600  
Phoenix, Arizona 85004

RE: Memorandum Of Agreement Between The US Department Of Housing  
And Urban Development And The Arizona State Historic Preservation  
Office Regarding The Construction Of El Adobe Apartments, Tempe,  
Arizona

Dear Ms. Holland

This letter is sent as follow up to my telephone conversation on Thursday, March 21, 2002, with Jim Tye, Senior Project Manager, in your office. Pursuant to Stipulation 12 of the above referenced MOA the Tempe Historic Preservation Office, as a concurring party, is hereby objecting to activities occurring on the site of the work which impact historic preservation issues.

#### **HISTORY & FACTS**

On August 18, 2000, Akram Rosheidat with the firm of TRK Architecture provided the Tempe Historic Preservation Office (THPO) with a letter of explanation requesting designation of the Pedro Escalante House located at 1007 East Eighth Street as an historic property. This request was processed in consideration of the proposed development of El Adobe Apartments by Gary Gilbar d.b.a. Collegiate Housing Group of Beverly Hills, CA. In their regular meeting on November 2, 2000, the Mayor & Council designated the Pedro Escalante House as property number 16 on the Tempe Historic Property Register.

On June 29, 2001 the HUD executed the above referenced Memorandum of Agreement with the SHPO for this project whose financing through GMAC Commercial Mortgage is being insured by HUD. The MOA is developed in accordance with Section 106 of the Historic Preservation Act 16 USC § 470 (NHPA) and implements guidelines as provided in 36 CFR 800 to resolve adverse effects of the proposed apartment construction on historic properties through compliance with ACHP guidelines. Through the stipulations set forth in this MOA HUD will cause the owner to ensure protection of known cultural resources including; La Plaza U:9:165 (ASM), the Escalante House, the Tempe Canal, and the unnamed north-south irrigation ditch in addition to such other cultural resources which may be present on the site but which are as yet undiscovered.

Construction is currently underway on the El Adobe Apartment project and the following infractions of stipulations numbers 6, 7, 8, and 10 of the MOA have been observed at the site of the work.

Stipulation 6 of the MOA states *"That all historic preservation work carried out by the designated consultants pursuant to this MOA is conducted by or under the supervision of a person, or persons, meeting at minimum the Secretary of the Interior's Professional Qualifications Standards (48 FR 44738-44739)."* It has been determined that on or about the week of February 11, 2002, a grading subcontractor working from approved construction plans, but apparently without the stipulated supervision, destroyed the landscaping adjacent to the Escalante House causing the loss of historic context at the street setting.

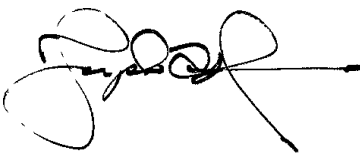
Stipulation 7 of the MOA states *"That the standing historic structure known as the Escalante House, located at 1007 East Eighth Street within the area of potential effect, will be rehabilitated by the Collegiate Housing Group according to Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings (NPS 1992)."* It should be noted that this adobe residential structure was agreed to be adapted for commercial reuse as a leasing office for the apartment complex and the construction documents permitted by Building Safety Division reflect this impact on the historic resource. At the request of the General Contractor Hansen on March 13, 2002, Tempe Historic Preservation Office staff visited the site and observed structural and architectural conditions which appear to be at variance with the engineering solutions approved and permitted.

Stipulation 8 of the MOA states *"That any ground-disturbing activities associated with the Collegiate Housing Group's rehabilitation of the Escalante House will be monitored by an archaeologist meeting (or supervised by a person meeting) the Secretary of the Interior's Professional Qualification Standards (48 FR 44738-44739), and that a report of the monitoring results will be prepared by the archaeological consultant and submitted to the MOA signatories and concurring parties within 30 days of the conclusion of monitoring."* Regrettably this has not occurred and has resulted in the loss of the historic landscaping along with the destruction of the contextual street scene in addition to disturbing ground surface in an area of the site considered to be the most likely to contain human burials. It should be noted that this area of the site was previously excluded from archaeological data recovery activities in consideration of the historic landscape that was agreed to be conserved for purposes of historic interpretation.

Stipulation 10 of the MOA states *"That effects on the unnamed north-south irrigation ditch adjacent to the Escalante House are limited to its rehabilitation consistent with its historic character and usage, as specified by the City of Tempe Historic Preservation Office."* The Architect has advised us that Salt River Project, who operate and maintain this facility, has requested that this historic feature be piped.

The above issues are unresolved and, by this letter, the THPO is asking HUD and the SHPO to cooperate in our efforts to achieve solutions appropriate to the conservation and interpretation of these now compromised cultural resources. The Tempe Historic Preservation Commission has scheduled this as a discussion item for their public meeting on Thursday, April 4, 2002. On behalf of the owner, the project architect, Akram Rosheidat of TRK Architecture, has provided the THPO with alternative construction concepts for consideration by the Commission at this meeting. The THPO would welcome the expertise at HUD and at the SHPO in evaluating what might constitute the most responsible and appropriate course of remedial action and respectfully requests consultation to explore these after-the-fact design solutions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joe Nucci', with a stylized flourish extending from the end.

[joe\\_nucci@tempe.gov](mailto:joe_nucci@tempe.gov)

Joseph G. Nucci, Historic Preservation Officer

Cc: David Jacobs, SHPO Compliance Specialist/Archaeologist 602-542-7140  
Jim Tye, HUD Senior Project Manager 602-379-3146x6243

# Tempe Historic Preservation Office

State Historic Preservation Office  
Arizona State Parks  
1300 W. Washington Street  
Phoenix, AZ 85007

Attn: James Garrison

Thursday, July 11, 2002

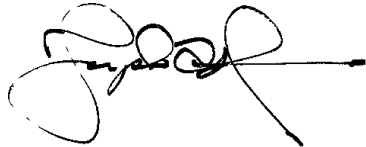
In consultation with the SHPO a new design concept has evolved for the preservation and conservation of the Pedro Escalante House located at the site of the El Adobe Apartments, 1005 East Eighth Street. This concept was reviewed in a meeting with Michael Williams and Richard "Mac" McFarland from Tempe Building Safety & Permits, Martin Umberger from TRK Architecture, and Joe Nucci Tempe HPO held on July 11, 2002. The basic concept has evolved with the intent of minimizing impact on the historic integrity of the existing structure. The work permitted under BP011088 would have had an overwhelming effect on historic integrity and accordingly the SHPO has recommended eliminating a change of occupancy through a concept that would leave the existing structure unoccupied but functioning as an interpretive display space.

From the discussion during the July 11, 2002 meeting, construction of a new area separation wall adjacent to the existing (south) adobe wall would effectively create a new and separate building for office use. This would allow the existing structure to undergo limited repair and renovation necessary to ensure safe conditions without triggering comprehensive code compliance. Roof repairs and other necessary rehabilitation can therefor be designed to have minimal impact on the remnant historic structure.

The SHPO requested concurrence from Tempe Building Safety & Permits with this proposed concept prior to developing a design solution for permitting. Michael Williams and Mac McFarland suggested the approach indicated in the SHPO sketch on sheet HP-1 dated 04/17/02 be developed to create two separate buildings. Accordingly, a change of occupancy will not be required for the existing structure which will serve as an unoccupied interpretive area under this revised design.

All parties agreed that a low-impact strategy developed consistent with these recommendations could be effected resulting in an appropriate solution for conservation of this historic structure.

Sincerely,



[joe\\_nucci@tempe.gov](mailto:joe_nucci@tempe.gov)

Joseph G. Nucci, Historic Preservation Officer

cc: Richard A McFarland, Building Safety & Permits Plan Check Administrator  
Michael J Williams, Building Safety & Permits Dep Dev Svcs Mgr-Building Safe  
Martin Umberger, TRK Architecture & Facilities Management, Inc.

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TRK Architecture & Facilities Management, Inc.  
2632 E. Thomas Road, Suite 200  
Phoenix, AZ 85016

Monday, March 03, 2003

Gary Gilbar, RA  
El Adobe Apartments

Dear Gary,

The Tempe Historic Preservation Commission has previously requested the State Historic Preservation Office work directly with you to determine the most effective preservation scenario for the Pedro Escalante House, located at 1007 East Eighth Street. While we had not anticipated demolition as a possible alternative, the Tempe Historic Preservation Office recognizes that you have thoroughly explored the alternatives and demonstrated good faith in working with the SHPO. As the SHPO concurs with the recommendations of the project architect and consulting engineers, and as the Tempe HPC has requested the SHPO direct this aspect of the project on behalf of the City, this letter is sent to advise you how to proceed with demolition. The Pedro Escalante House is listed on the Tempe Historic Property Register, therefore the process for demolition is as specified in the Tempe Historic Preservation Ordinance, Chapter 14A of the Tempe City Code.<sup>1</sup>

The Tempe Historic Preservation Ordinance states at Sec. 14A-7 as follows. "(a) When a permit or other approval is sought from the city to demolish or remove a designated property, issuance of the permit or approval shall be deferred until after approval has been obtained from the historic preservation commission..."

The ordinance lists criteria under which demolition will be permitted including request for economic hardship relief and states such relief shall be granted as follows:

(1) In regard to an income producing property, when the applicant demonstrates that a reasonable rate of return cannot be obtained from a property which retains features which contribute to its distinctive character in its present condition or if rehabilitated, either by the current owner or a potential buyer..."

The Ordinance specifies the procedure for review by the commission including submittal of a no fee application consisting of the following;

- photographs of the existing property;
- a preliminary plan of redevelopment for the parcel indicating an intended use that is in compliance with the general plan and existing or proposed zoning and other applicable regulations, as well as with §14A-6 of this chapter;
- if economic relief is requested, supporting documentation necessary to demonstrate applicability of the standards as described in subsection (d) of this section; and
- any other information which the applicant or the commission may reasonably deem necessary to review the request.

From conversations with the SHPO we understand that you intend to replace the existing structure with new construction indicative of the original scale of the house. From your email we understand you intend to recreate the streetscape with historic landscape materials, construct a facade that reuses the original windows, and create a porch and entry in keeping with the style of the original house.

State Historic Preservation Officer Jim Garrison has agreed to brief the Tempe HPC on the history and facts of this proposed demolition at the March Meeting (Thursday March 6, 2003). A completed demolition application, including proposed revised development concepts, will be reviewed by the Tempe HPC at their first available meeting.

Gary Gilbar, RA  
El Adobe Apartments  
Monday, March 03, 2003  
Page two

The Tempe HPC meets monthly and normally on the first Thursday of the Month, however, future meeting dates are not set in advance. I anticipate the April meeting to occur on 04/03/03, the May meeting on 05/09/03, and the June meeting on 06/05/03, however these dates are established and the agendas controlled by the Tempe HPC.

At our meeting last Friday, February 28, Bill Kersbergen, Design Review Board Principal Planner, indicated project revisions limited to the above scope could be approved at the staff level and therefore further DRB processing would not be required.

Please be advised that if proposed new construction will result in ground disturbing activities in excess of the previously anticipated extents, archaeology and repatriation avoided under the restoration scenario may be required by the SHPO.

The Tempe Historic Preservation Office regrets the loss of this listed property as a cultural resource and requests your continued diligence in working with the SHPO to effect appropriate mitigation at this significant historic site.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joe Nucci', with a horizontal line extending to the right.

**joe\_nucci@tempe.gov**

Joseph G. Nucci, Historic Preservation Officer

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<sup>ii</sup> The Tempe Historic Preservation Ordinance, Chapter 14A of the Tempe City Code, can be downloaded or viewed in its entirety from the City of Tempe website at <http://www.tempe.gov/historicpres/ordinance.html>